



**Planning
Commission**

The Planning Commission meets the second Wednesday of the month at 4:00 p.m. in the Board of Supervisors' Hearing Room. All meetings are open to the public. Those who wish to speak are asked to complete a "Speaker Information" form (available at the meeting) and submit it to County staff before the Call to Order.

The order and/or deletion of any item on the agenda is subject to modification at the meeting. Actions of the Planning Commission may be appealed to the Board of Supervisors by any interested party by submitting an application for appeal within 15 days. An application for appeal is available this afternoon with the Clerk, at the Community Development Department's office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to Planning Department, at 520-432-9300. Agendas and minutes are posted on Cochise County's home page in the "Public Meeting Info" link.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

**COMMUNITY DEVELOPMENT DEPT.
HOURS OF OPERATION
Monday through Friday
7:30 a.m. to 5:00 p.m.
Phone: 520.432.9240
Fax: 520.432.9278**



Cochise County Planning Commission

Cochise County Complex
Board of Supervisors' Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

**Regular Meeting
August 12, 2015
4:00 p.m.**

AGENDA

- 1. 4:00 P.M. - CALL TO ORDER**
- 2. ROLL CALL** (Introduce Commission members and explain quorum and requirements for taking legal action).
- 3. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 4. CALL TO THE PUBLIC – CALL TO THE PUBLIC** - Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on *any issue within the Commission's jurisdiction*. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.
- 5. NEW BUSINESS**

Item 1 - (Page 1) –PUBLIC HEARING -- Docket Z-15-05 (Preble): A request to rezone one half acre parcel from R-36 (Residential, one dwelling per 36,000 square feet) to R-18 (Residential, one dwelling per 18,000 square feet) to legitimize a non-conforming parcel south of Sierra Vista, at 4409 E. Camino Segundo. The Applicant is Kristin Preble

Item 2 - (Page 21) - PUBLIC HEARING -- Docket SU-15-13 (Solar Star): A request to approve a 20 megawatt Solar

Energy Plant west of the existing fossil fuel plant on Highway 191 east of Dragoon. The Applicant is Solar Star Arizona XIII LLC.

Item 3 - (Page 53) - PUBLIC HEARING -- Docket SU-15-12 (Ramirez) - A request to allow a Contract Construction Service electrician business at an R-36, Residential zoned property at 4520 N. Fort Grant Road in Willcox. The Applicant is Ronald Ramirez.

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

**Next P&Z Commission meeting
September 9, 2015**

- a. SU-15-14 (Parker) Large Engine Repair in GB
- b. Z-15-06 (Hidalgo) Rezoning R-9 to MR-1 in Naco
- c. Z-15-07 (Pomerene River Estates) Rezoning approximately 620 acres from RU-4 to RU-2 to facilitate a subdivision north of Pomerene
- d. R-15-03 (Planning Notification and Revocation) Regulations changes involving noticing and revoking planning dockets

Upcoming:

September 8, 2015 – Board of Adjustment 3

- a. BA3-15-01 (Quail Ridge) – Request screening Variance at an existing RV and Mobile Home park

Recent Board of Supervisors actions

- a. Unanimous approval of Docket Z-15-04 (Klump) rezoning SR-8 to LI on July 28

7. CALL TO COMMISSIONERS ON RECENT MATTERS.

8. ADJOURNMENT

COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
July 8, 2015
REGULAR MEETING at 4:00 p.m.

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chairman Greene at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Mr. Greene admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated that there was one Subdivision Tentative Plat Docket extension, one Rezoning Docket, two Special Use Authorization Dockets, and one Special Use Modification Docket on the agenda. Mr. Greene explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Mr. Greene noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; seven Commissioners (Jim Martzke, Carmen Miller, Gary Brauchla, Patrick Greene, Wayne Gregan, Nathan Watkins, and Pat Edie) indicated their presence. Staff members present included; Mary Gomez, Interim Planning Director; Britt Hanson, Chief Civil Deputy County Attorney; Peter Gardner, Planner I; Jesse Drake, Planner II; Jim Henry, Planning Intern; and Janet Smith, Secretary II.

APPROVAL OF THE MINUTES

Motion: Approve the minutes of the June 10, 2015 meeting. **Action:** Approve

Moved by: Mr. Martzke **Seconded by:** Mr. Brauchla

Vote: Motion passed (**Summary:** Yes = 5, No = 0, Abstain = 2)

Yes: Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Gregan, and Ms. Edie

No: 0

Abstain: Mr. Greene and Mr. Watkins

CALL TO THE PUBLIC:

There were no speakers.

NEW BUSINESS

Item 1 NOT A PUBLIC HEARING Docket S-08-02 (Red Hawk):

A request for a one-year extension of the Red Hawk III, Unit IV subdivision tentative plat to March 24, 2016 for a 99-lot subdivision south of Interstate 10, west of Benson, AZ. The Developer is Thunder Ranch Estates Unit IV, LLC represented by Mr. Jim Vermilyea.

Chairman Greene called for the Planning Director's report. Planner II Jesse Drake presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Drake also explained Staff's analysis of the request. She closed by listing factors in

favor for and against approval and invited questions from the Commission. There being no further discussion, Mr. Greene asked the Applicant to make a statement.

Mr. Jim Vermilyea from Tucson introduced himself as the Applicant, and explained the request and the background of the Red Hawk Subdivisions and invited questions.

Mr. Martzke made a motion to forward the docket to the Board of Supervisors with a recommendation of approval with the conditions recommended by Staff. Mr. Gregan seconded the motion and Mr. Greene called for a vote. The motion passed unanimously.

Motion: Motioned to Forward the Plat to the Board with a recommendation of Approval with Conditions recommended by Staff. **Action:** Forward to the Board with a recommendation of Conditional Approval.

Moved by: Mr. Martzke **Seconded by:** Mr. Gregan

Vote: Motion passed (**Summary:** Yes = 7, No =0, Abstain = 0)

Yes: Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Green, Mr. Gregan, Mr. Watkins, and Ms. Edie

No: 0

Abstain: 0

Item 2 PUBLIC HEARING Docket Z-15-04 (Klump):

A request to rezone 333 acres outside Willcox from SR-8 (Single Household Residential) to LI (Light Industry) for the construction of a Marble Cutting Plant, and other future commercial or industrial development between S. Haskell Ave and S. Railroad Ave in Willcox, AZ, directly west of incorporated city limits. The Applicant is Klump Ranches, LLC.

Chairman Greene called for the Planning Director's report. Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request. He closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Greene then opened the Public Hearing. Mr. Matthew Klump of Bowie, the Applicant, explained the request, and offered to take questions. There being no speakers in support or opposition, Mr. Greene closed the Public Hearing and invited discussion. Mr. Greene asked Staff about curb cuts onto the property from Haskell Avenue. Mr. Gardner explained that Haskell Avenue was an ADOT road, and would be the agency with jurisdiction, and that the site had approximately 3,500 feet of frontage, which would permit multiple safe access points. There being no further discussion, Mr. Greene asked for Staff's recommendation. Mr. Gardner recommended Conditional Approval with the Modifications requested by the Applicant. Mr. Greene called for a motion. Mr. Martzke made a motion of Conditional Approval, with the Conditions recommended by Staff. Mr. Gregan seconded the motion. There being no further discussion, Mr. Greene called for a vote. The motion passed 7-0.

Motion: Motioned to Forward the Docket to the Board of Supervisors with a Recommendation of Approval with the Conditions recommended by Staff **Action:** Forward with a recommendation of Conditional Approval

Moved by: Mr. Martzke **Seconded by:** Mr. Gregan

Vote: Motion passed (**Summary:** Yes = 7, No =0, Abstain = 0)

Yes: Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Greene, Mr. Gregan, Mr. Watkins, and Ms. Edie
No: 0
Abstain: 0

Item 3 PUBLIC HEARING Docket SU-15-11 (Dickamore):

A request to allow a Contract Construction Service at an R-36, Residential zoned property at 7101 S. Dos Amigos Lane in Hereford, AZ. The Applicant is Dale Dickamore.

Chairman Greene called for the Planning Director's report. Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request. He closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Greene then opened the Public Hearing. The Applicant, Mr. Dale Dickamore of Hereford, spoke, explaining the background and rationale behind the request. Mr. Greene then asked for speakers.

Ms. Patricia Hynds of Hereford spoke in opposition, citing concerns regarding noise, traffic, garbage and junk, and property values. She also spoke regarding previous illegal activity on the site. Ms. Hynds also raised concerns regarding the dwellings on the north portion of the property.

Mr. Edward Garcia of Hereford spoke, identifying himself as the developer of one of the adjacent subdivisions. He noted that he shared the previous speaker's concerns, but felt that Mr. Dickamore had addressed the issues, and felt that the proposal was a good use of the property.

There being no further speakers, Mr. Greene asked the Applicant to rebut. Mr. Dickamore addressed concerns about the volume of traffic and noise, and explained his ongoing clean-up efforts to improve the property. Mr. Gregan asked about fencing. Mr. Dickamore stated that he would be fencing portions of the property for storage and security. Mr. Watkins asked if the Applicant had plans for further splits. Mr. Dickamore stated that he did plan to install or construct additional homes on the northern portion of the site, but would not split the portion with the Special Use. Mr. Martzke asked about the ownership, which Mr. Dickamore clarified that he had the property under contract. Mr. Greene then closed the Public Hearing and invited discussion. There being no further discussion, Mr. Greene asked for Staff's recommendation. Mr. Gardner recommended Conditional Approval with the requested Modifications. Mr. Greene called for a motion. Mr. Gregan made a motion of Conditional Approval, with the Conditions and Modifications recommended by Staff. Mr. Watkins seconded the motion. Mr. Gregan asked Staff about required separation and fencing requirements. Mr. Gardner noted that the request met the increased setback requirements and that there were screening requirements. Mr. Greene called for a vote. The motion Passed 7-0.

Motion: Motioned to Approve the Docket with Conditions and Modifications recommended by Staff. **Action:** Conditional Approval with Modifications.

Moved by: Mr. Gregan **Seconded by:** Mr. Watkins

Vote: Motion passed (**Summary:** Yes =7, No =0, Abstain = 0)

Yes:

Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Greene, Mr. Gregan, Mr. Watkins, and Ms. Edie

No: 0

Abstain: 0

Item 4 PUBLIC HEARING Docket SU-15-10 (Red Horse Expansion):

A request to approve a 30 megawatt expansion of the Red Horse solar facility adjacent to the existing solar facility northwest of Willcox, AZ. The project will include new transmission lines to the existing substation. The applicant is Red Horse III LLC. Chairman Greene called for the Planning Director's report. Planner II Jesse Drake presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Drake also explained Staff's analysis of the request. She closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Greene then opened the Public Hearing. Mr. John Kilberg and Ms. Sara Born of Torch Green Energy, the Applicant, explained the request, using a prepared presentation, and offered to take questions. The Applicant spoke regarding the Army's concerns about potential interference to the Electronic Testing Range. There being no speakers in support or opposition, Mr. Greene closed the Public Hearing and invited discussion. There being no further discussion, Mr. Martzke asked for Staff's recommendation. Ms. Drake recommended Conditional Approval with the Modifications requested by the Applicant. Mr. Greene called for a motion. The conditions were discussed, noting that several of the previous conditions were based on the previous project was located on public land, and this portion was on private land and several conditions were not required. Mr. Gregan made a motion of Conditional Approval, with the Conditions and Modifications recommended by Staff, striking Conditions 6 and 7 as not necessary as the request was on private land. Mr. Martzke seconded the motion. There being no further discussion, Mr. Greene called for a vote. The motion passed 7-0.

Motion: Motioned to Approve the Docket with Conditions and Modifications recommended by Staff, removing Conditions 6&7. **Action:** Conditional Approval with Modifications.

Moved by: Mr. Gregan **Seconded by:** Mr. Martzke

Vote: Motion passed (**Summary:** Yes = 7, No =0, Abstain = 0)

Yes: Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Greene, Mr. Gregan, Mr. Watkins, and Ms. Edie

No: 0

Abstain: 0

Item 5 PUBLIC HEARING Docket SU-08-17B (All the King's Horses):

A request for a Modification to revise and expand the existing Special Use for Foster Children's Ranch on an RU-4, Rural zoned property to triple the number of residential units, add two duplexes for respite parents, add an RV park for volunteers, and expand recreational and education services for the children at 543 S. Grapevine Loop in Benson, AZ. The Applicant is Dan Syson, Executive Director, All the King's Horses. Chairman Greene called for the Planning Director's report. Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's

analysis of the request. He closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Greene then opened the Public Hearing. The Applicant, Mr. Dan Syson of Benson, spoke, explaining the background and rationale behind the request. He explained the history of the organization and the plans for expansion. Mr. Greene then asked for speakers.

Ms. Vickie Marie of Benson spoke, noting that she lived adjacent to the property. She expressed concerns about the access, which she, along with several other property owners, shared with the Children's Ranch. Ms. Marie expressed concern regarding property values and taxes, and worried about the proximity of the proposed new homes to her home.

Ms. Ana Lucore of Benson spoke, identifying herself as the founder of the Children's Ranch. She spoke about the access road and their efforts to maintain it.

Ms. Kathy Stevens of Benson spoke in support of the request.

There being no further speakers, Mr. Greene asked the Applicant to rebut. Mr. Syson addressed the road issue and their ongoing maintenance to the road, noting that the access was a private access that was used with permission from Union Pacific. Mr. Syson explained the distance between the proposed new homes and the property line adjoining Ms. Marie's property. Mr. Greene then closed the Public Hearing and invited discussion. Mr. Gregan expressed concern regarding the access issue and road maintenance. Mr. Gardner clarified that the zoning regulations would require a private road maintenance agreement to be signed by the Applicant. There being no further discussion, Mr. Greene asked for Staff's recommendation. Mr. Gardner recommended Conditional Approval with the requested Modifications. Mr. Greene called for a motion. Mr. Martzke made a motion of Conditional Approval, with the Conditions and Modifications recommended by Staff. Ms. Miller seconded the motion and Mr. Greene called for a vote. The motion 6-1, with Mr. Gregan opposed.

Motion: Motioned to Approve the Docket with Conditions and Modifications recommended by Staff. **Action:** Conditional Approval with Modifications.

Moved by: Mr. Martzke **Seconded by:** Ms. Miller

Vote: Motion passed (**Summary:** Yes =6, No =1, Abstain = 0)

Yes: Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Greene, Mr. Watkins, and Ms. Edie

No: Mr. Gregan

Abstain: 0

PLANNING DIRECTOR'S REPORT:

Next P&Z Commission meeting

August 12, 2015

- a. SU-15-12 (Ramirez) Contract construction in R-36
- b. R-15-03 (Zoning Regulations Update)
- c. Special Use for new Solar Plant (AEPCO)

Upcoming:

July 22, 2015 – Board of Adjustment 1

- a. BA1-15-02 (Kirkland) – Request for Height Variance in R-36 for an accessory garage building

August 5, 2015 – Board of Adjustment 2

- a. BA2-15-01 (Malone) Request for Interpretation of Administrative ruling regarding utilities
- b. BA2-15-02 (Family Dollar Elfrida) Request for Sign Variance

Recent Board of Supervisors actions

- a. Unanimous approval of an extension, to December 31, 2020, of the rezoning for the Bowie Power Plant.

CALL TO COMMISSIONERS ON RECENT MATTERS:

None

ADJOURNMENT – Mr. Watkins moved to adjourn, Mr. Brauchla seconded, and the meeting was adjourned at 5:35 pm.



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
 www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner I
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket Z-15-05 (Preble)
DATE: June 25, 2015 for the July 8, 2015 Meeting

APPLICATION FOR A REZONING

The Applicant has requested a rezoning from R-36 (Residential; minimum lot size 36,000-square feet) to R-18 (Residential; minimum lot size 18,000-square feet). The subject parcel is approximately 21,750-square feet in size, and is non-conforming regarding the minimum lot size required in the R-36 zoning districts. Rezoning to R-18 would reduce the minimum lot size, and therefore would render the parcel conforming and would permit replacement of the existing home at a later date. The subject parcel, 107-68-050A, is located at 4409 E. Camino Segundo in Sierra Vista. The Applicant is Kristin Preble.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size:	21,746 square feet (0.50 acres)
Current Zoning:	R-36 (Residential, one dwelling per 36,000 square-feet)
Proposed Zoning:	R-18 (Residential, one dwelling per 18,000 square feet)
Growth Area:	B - Community Growth Area
Comprehensive Plan Designation:	Neighborhood Conservation
Area Plan:	None
Existing Uses:	Vacant
Proposed Uses:	Residence

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 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Single Family Residences
South	/R-36	Single Family Residences
East	County Maintained Road/R-36	S. Santa Lucia Avenue/Single Family Residences
West	R-36	Single Family Residences



Above: Location map.

II. PARCEL HISTORY

- 1995 – Variance BA1-95-07 approved to permit replacement of both homes on parent parcel (Two dwellings on 43,560-square feet of TR-36)
- 1997– Rezoning Z-97-12 from R-36 to R-18 denied.
- 1998 – Parent parcel split into -050A & -050B in contravention of Zoning.
- 2015 – Existing mobile home removed.

III. NATURE OF REQUEST

The Applicant inherited the property as-is and now wishes to replace the previously removed mobile home with a new manufactured home. Since the property is non-conforming, and Staff may not issue building permits save for fencing and minor repairs, lenders will not finance the parcel since the home cannot be rebuilt if it is destroyed.

IV. ANALYSIS OF IMPACTS

Mandatory Compliance

The subject property lies within a Category B–Community Growth Area. Section 402 of the Zoning Regulations allows owners of property lying within this Plan Designation to request a rezoning to R-18.

Compliance with Rezoning Criteria

Section 2208.03 of the Zoning Regulations provides fifteen (15) criteria used to evaluate rezoning requests. Ten of the criteria are applicable to this request, which, as submitted, complies with eight of the applicable factors. With the recommended conditions the request complies with all of the applicable factors.

1. Provides an Adequate Land Use/Concept Plan: Not applicable

The request is to permit the replacement of a previously permitted manufactured home in the same, compliant location.

2. Compliance with the Applicable Site Development Standards: Complies

The property meets all site development standards in the R-18 zoning district.



View of the existing foundation.

3. Adjacent Districts Remain Capable of Development: Complies

The proposed rezoning would not affect the development prospects of any neighboring property. All surrounding properties are currently developed.

4. Limitation on Creation of Nonconforming Uses: Complies

The proposal would not create any non-conforming land uses.

5. Compatibility with Existing Development: Complies

The area is characterized by dense residential development. There are several other similar parcels in the surrounding blocks that have been split and have single family homes on them. These parcels were split prior to the adoption of zoning in 1975, and are therefore legal non-conforming, with reduced site development standards.

6. Rezoning to More Intense Districts: Complies

While small, isolated rezonings to more intense districts are generally discouraged, the fact that the parcel and the surrounding area are completely developed precludes this rezoning from harming the neighboring properties. The current development is not proposed to be enlarged, which also will not cause harm to the adjoining parcels.

7. Adequate Services and Infrastructure: Complies

The site is currently developed and served by all necessary infrastructure.

8. Traffic Circulation Criteria: Complies (Subject to Condition 3)

No new construction is proposed, nor would an additional residence be permitted if the rezoning request is approved. The neighbor to the south has requested that the current access easement across his property be abandoned, and the subject parcel take access from Santa Lucia rather than Camino Segundo.

9. Development Along Major Streets: Complies (Subject to Condition 3)

While E. Camino Segundo is classified as a Collector Road, S. Santa Lucia Ave. is a Local Road, and therefore better suited for residential access.

10. Infill: Not Applicable

This Factor applies only for rezoning requests to GB, LI or HI.

11. Unique Topographic Features: Complies

There are no exceptional topographic features warranting consideration on or near the site.

12. Water Conservation: Does not apply at this time.

The property is within the Sierra Vista Sub-watershed, but is currently developed and no new construction is proposed. If the rezoning is approved and the home is replaced in the future, all appropriate water conservation measures required by the zoning regulations will apply.



View of the home to the south, the driveway easement, and the north home site.

13. Public Input: Complies

The Applicant completed the required Citizen Review process and received one phone inquiry regarding the location of the subject parcel. Staff posted the property on July 28, 2015, and published a legal notice in the *Bisbee Observer* on July 16, 2015. The Department also mailed notices to property owners within 1,000-feet of the site. To date, staff has received one statement with concerns about the request, which is attached.

14. Hazardous Materials: Not Applicable

No hazardous materials are proposed as part of the future residential development plan.

15. Compliance with Area Plan: Not Applicable

The subject property does not lie within the bounds of an approved Area Plan.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

None required or requested.



A view of the site looking west from S. Santa Lucia Ave.

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within 1,000-feet of the subject property. Staff posted the property on July 28, 2015 and published a legal notice in the *Bisbee Observer* on July 16, 2015. In response to applicant and County mailings, the Planning Department received one letter regarding the request, which is attached.

VII. SUMMARY AND CONCLUSION

The request is to rezone a 0.5-acre parcel from R-36 to R-18 in the Sierra Vista Estates area located south of incorporated Sierra Vista. The rezoning is necessary in order for the Applicant to proceed with a sale of the property by rendering the property conforming and therefore rebuildable. Staff's recommendation is based upon the above analysis, as well as the following Factors in Favor and Against approval:

Factors in Favor of Approval

1. Allowing the rezoning and subsequent residential use would not alter the overall character of development in the area; and
2. Rezoning to R-18 for the purpose described would not change minimum site development standards requirements for any future construction.

Factors Against Approval

1. One neighbor has expressed concerns in writing regarding the request.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends forwarding the docket to the Board of Supervisors with a recommendation of **Conditional Approval**, subject to the following Conditions:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.
3. The access easement across parcel 106-68-050B be abandoned, and a new access from S. Santa Lucia Avenue be established.

Sample Motion: *Mr. Chairman, I move to forward Docket Z-15-05 to the Board of Supervisors with a recommendation of Approval, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Site Plan
- C. Citizen Comment

9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:

- Copy of deed of ownership: N/A
- Copy of title report: N/A
- Copy of tax notice: (P)
- Other, list: N/A

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- Yes _____ No (P)

11. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

12. Is more than one parcel contained within the area to be rezoned? Yes _____ No (P)

- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.

13. Indicate existing Zoning District for Property: R-30

14. Indicate proposed Zoning District for Property: R-18

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.

15. Comprehensive Plan Category: B (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: NC (A County planner can provide this information.)

Note: in some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.

17. Describe all structures already existing on the property: _____

ALL STRUCTURES ARE CURRENTLY BEING REMOVED FROM PROPERTY TO UPGRADE TO NEWER STRUCTURES.

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: _____

I PLAN ON PUTTING A NEW MANUFACTURED HOME ON THE PROPERTY, UPGRAADING FROM A 1966 MOBILE HOME.

19. Are there any deed restrictions or private covenants in effect for this property?

- No (Y) Yes _____
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes N/A No N/A
- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

EASEMENT GIVEN TO 107-68-050A FROM 107-68-050B & POSSIBLE ENTRANCE FROM SANTA LUCIA. EASEMENT WAS GIVEN WHEN PROPERTY WAS SPLIT BY PREVIOUS OWNER & HAS BEEN BEING USED SINCE THE SPLIT.

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? NONE

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? NONE

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water		
Sewer/Septic	<u>2BDRM SYSTEM IN PLACE</u>	<u>PROPERTY HAS BEEN USED AS AN INVESTMENT SINCE I HAVE BEEN THE OWNER.</u>
Electricity		
Natural Gas	<u>ALL UTILITIES HAVE BEEN SET UP SINCE PREVIOUS</u>	
Telephone		
Fire Protection		

OWNER SPLIT PROPERTY.

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

I BOUGHT THIS PROPERTY YEARS AGO WITHOUT KNOWING THAT RE-ZONING AFTER A PROPERTY SPLIT HAD NOT BEEN COMPLETED. AFTER RECEIVING NOTICE OF A RE-ZONING OF THE OTHER HALF OF THE SPLIT PROPERTY, I TALKED WITH THE COUNTY AND FOUND THAT I ALSO NEEDED TO COMPLETE A RE-ZONING TO COMPLETE ANY IMPROVEMENTS AT MY PROPERTY. I AM REQUESTING THIS RE-ZONING SO I CAN IMPROVE MY PROPERTY BY PLACING A NEW MANUFACTURED HOME ON IT. THIS WILL IMPROVE MY PROPERTY, MAKING ME A PROUD PROPERTY OWNER. THE LOOKS AND VALUE WILL BE MUCH BETTER FOR THE NEIGHBORHOOD.

25. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: Keistin Ann Preble

Date: 7/8/15

Kristin Preble

**4905 Camino Del Norte
Sierra Vista AZ 85635
520-227-2923**

June 15, 2015

**Mr. and/or Mrs. Neighbor
Sierra Vista Estates
Sierra Vista AZ 85650**

Dear Neighbor...

I am writing this letter to inform you of the zoning change I am requesting from the County. I own and have owned my piece of property at 4409 Camino Segundo for some time and never knew that once I remove my old trailer I could not replace it with a newer one because the property is zoned TR-36.

I am requesting a re-zoning to TR-18. Once this re-zoning is completed, I will then be able to put a newer home on my property and improve the sight of it. If you have any questions, comments, or a reaction to my re-zoning request or my property, feel free to contact me using the above information.

Thank you for your time,



Kristin Preble



David Satterlee and Dianna Satterlee and Priscilla Wright
4401 E. Camino Segundo
Sierra Vista, AZ 85650

Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

July 27, 2015

Public Comment on Special Use Docket Z-15-05 (Preble)

Thank you for the mailed written notice (postmarked July 21, 2015) of “a public hearing to be held at or after 4:00 p.m., on Wednesday, April 8, 2015.” We live in the adjacent site built house in the half-lot to the immediate south. The resolution of this matter will have multiple impacts on the developing character of this neighborhood and our use and enjoyment of our home.

Documents (including the Docket Hearing Notice, Development Review Team Transmittal Letter and the Preble neighbor letter) have factual, procedural and conceptual errors. I itemize and comment on some of these issues in **Appendix A: Corrections and clarifications to the Docket Hearing Notice and other notifications.**

I have provided a chronological account of events leading to the current situation, along with our opinions and comments in **Appendix B: Recent activities and contextual history of Lot -050 development.**

Traffic and access

Granting this application without modification would permit the construction of a new residence on property that currently has none. The owner has stated that she intends to install a newer trailer immediately behind our existing site built home.

Construction of a new residence would create additional traffic:

- Through the neighboring yard on the west side of 4401 E. Camino Segundo and onto E. Camino Segundo (a Major Street/Collector Road) at the point designated as “4409” –or–
- Onto a newly-constructed future entry cut from Santa Lucia Avenue, the only public road actually abutting the parcel.

In any event, the driveway easement across my lawn was recorded on 10/29/1999 and granted by Stephen Preble explicitly by name to “Kristin A. Preble, A single woman.” [Copy attached]

- I am not given to understand that this easement extends to unnamed and unlimited additional parties.
- Nor do I believe that I have an obligation to maintain this part of my lawn to a condition that is safe and serviceable for vehicular or pedestrian traffic.

I am also concerned about our liability for accidents that might occur to individuals while using this driveway without my knowledge, consent, or control. For instance, children might need to use this easement to access and cross E. Camino Segundo, a Primary Road, to catch their school bus.

Future impact

The application seems to provide only brief, vague and sometimes-ambiguous descriptions of land use and concept plans. Will more-detailed information be required for a building permit?

Because the property considered for rezoning is currently an empty lot, the proposed rezoning would establish the precedent of sanctioning the creation of a **new non-conforming land use**.

In our opinion, the trend in this neighborhood has been for “economy” and “investment” trailers to fall into disrepair and disuse while lots with site-built homes are better-maintained by their owner-occupants as primary residences. It is our belief that it is not in the interests of responsible area homeowners to see an increase in the density of small rental investment housing (even when they may be described as an “upgrade” from a preceding trailer).

Future compliance

In the past, Lot -050/A/B appears to have suffered from indifference to, ignorance of, or deliberate circumvention of the usual obligations needed to comply with the spirit and letter of community regulation. We do not have confidence that the County can reliably expect compliance if granting further exceptions.

Public comment statement – our bottom line

I/WE **do not support** this rezoning application as it stands.

I/WE **could support** a rezoning application with the condition(s) that, before occupancy of any new dwelling constructed on -050A, the applicant would commit to:

- **Engage a licensed surveyor** to establish, mark, certify and record the results of the previous illegal split of -050 to A/B.
- Provide and record a water line **access/maintenance easement** for all current and future owners and occupants of 107-68-050B along the path (including ten feet on each side) of the water line serving that plot.
- Create a **new vehicle/driveway access point** on Santa Lucia Avenue. [This would modify item 22 in the rezoning application.]
- Quit (and record) all claims to the **driveway access easement** granted by Stephen J. Preble to Kristin A. Preble as recorded on 10/29/1999. [This would modify item 20 in the rezoning application.]
- Install a **permitted site built home (as previously approved on 10/24/1995 in Variance BA1-95-07)** or install a **permitted new manufactured home on a permanent foundation**.

(Note that, in the rezoning application, item 24, a new manufactured home is proposed.)

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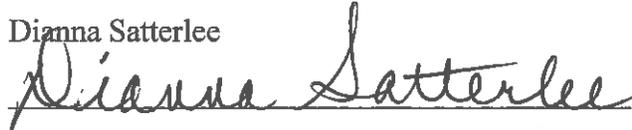
(Note that the existing septic system at -050A is permitted for only a two-bedroom residence.)

- Install an opaque privacy fence with a minimum 6' height on the lot line shared with -050B; and extending laterally at least twelve feet beyond the east and west ends of our home.

David Satterlee



Dianna Satterlee



Priscilla Wright



Tax Parcel Number: 107-68-050B

DavidWSatterlee@gmail.com

520-508-3555

Appendix A
Corrections and clarifications to the Docket Hearing Notice
and other notifications

Rezoning Application

The application includes a “letter to neighbors” exhibit dated June 15, 2015. **We did not receive** a copy of this letter.

The application pleads ignorance of the consequences of splitting lots. However, it appears that the Prebles in Sierra Vista regularly engage in property development, management and sales. It also appears that Kristin Preble personally initiated the illegal split of -050 in the first place.

Site-posted Docket Notice

As of July 27, 2015, I have **not been able to find** any physical signage advising the community of the upcoming Docket Hearing.

Mailed Docket Notice

The Docket Notice **hearing date appears to be in error**. I noted a variant public announcement in the *Bisbee Observer* that a hearing for the same Docket ID is scheduled on or after 4:00 p.m. on Wednesday, August 12, 2015. We look forward to attending at that time.

Also, the Docket Notice said that Rezoning to R18 would “permit replacement of the existing home at a later date.” For what it’s worth, **there is no existing home**. The unoccupied trailer has previously been removed and the lot partially cleared.

Further, the notice stated, “The subject parcel, 107-68-050A, is **located at 4409 E. Camino Segundo** in Sierra Vista.” This is not strictly accurate. Access to the north half-lot currently requires traversing a private easement through the yard of parcel 107-68-050B at 4401 E. Camino Segundo. The address “4409” was probably invented for the convenience of delivery agents. The parcel actually abuts Santa Lucia Avenue only, but without a developed entry cut.

Development Review Team Transmittal Letter

The Development Review Team Transmittal Letter describes the site as “S. Santa Lucia Avenue and E. Camino Segundo.” The plot under consideration is **not now part of a corner lot and does not face on E. Camino Segundo** at any point.

The Transmittal Letter also notes that “The subject parcel, APN 107-68-050A, is located at **4401 E Camino Segundo**.” Later, the address is again incorrectly shown as 4401 E. Camino Segundo. Actually, my adjacent parcel is at that address.

I assume that, because there is no entry to -050A from Santa Lucia Avenue at this time, delivery agents have assigned the address **4409 E. Camino Segundo**. This may be the approximate attachment point of the driveway easement through our yard that is currently the only vehicular access to -050A. Others have consistently used this “4409” address as well.

Appendix B

Recent activities and contextual history of Lot -050 development

Recently

Late May, 2015 – Kristin Preble and a companion visited -050A. I introduced myself and had two conversations with her. Kristin told me that:

- her companion had occupied the trailer for about seven years but that it had been vacant for the last several years.
- she intended to dismantle the trailer and have the frame towed away.
- she intended to replace it with another trailer that would be rented out as part of a new investment enterprise.
- the replacement trailer would be close to the back of my house, but that she would try to minimize noise, activity and loss of privacy by selecting a unit with fewer windows facing in our direction.
- since the two dwellings would be so close, she was considering building a tall fence to provide for mutual privacy. (Kristin amended “or share the cost” the next time she mentioned the price of such fencing as being about \$50 per 8-foot section.)
- she hoped to acquire additional lots to the north along Santa Lucia Avenue and add them to a cluster of mobile home rentals. (The next two lots appear to be unoccupied; probably a ripe opportunity.) My wife, Dianna, participated in this conversation and remembers that Kristin also said that she wanted to put multiple rental trailers on each lot.
- she was considering using the graveled drive through the west side of 4401 E. Camino Segundo to provide additional access to the rear of those lots. I only blinked and did not consent or object in response to this revelation.

6/11/2015 – A heavy Cochise County truck delivered a large open-top waste disposal container. [Picture available] Ms. Preble directed the dismantling of the single-wide trailer. [Video available] Part of the waste was loaded into a large, white, closed trailer. Subsequently, the steel frame of the trailer was removed, leaving little but brush and the remains of rock-and-mortar walls. [Picture available]

Contextual history of lot 050 [050A/050B]

- 10/24/1995 – Variance BA1-95-07 approved to permit Stephen and Kathleen Preble to **replace both homes** on parent parcel (Two dwellings on 43,560-square feet of TR-36) [Copy available]

[Specifically, the variance notice stated, “You can now replace the two mobile homes with site built houses, each being 26’ X 60’ in size as shown on your site plan.” It appears that, after 20 years, the owner plans to replace the -050A mobile home **with another mobile home, not the site built house proposed and approved in this variance.**]

[In any event, substantial construction, allowed by this variance, was not initiated within

12 months of the date of approval. Per 2103.02 Variances, the Board of Adjustment is directed to **consider their decision for revocation**. This foundational variance should probably **not be considered as valid** and active for the purpose of initiating new construction.]

- 1995 – Permit issued to replace mobile home on [south half (later -050B)] with a site built home. I have been told that this home was constructed “in the mid-1990s” by the Preble sibling’s father.
- 5/9/1997 – Lot -050 was sold [FEE #970511827] by Kathleen Preble to Stephen Preble. [History Inquiry dated 9/10/2003 – Copy available]
- 11/3/1997 – Docket Z-97-12, Steven Preble’s **application for rezoning** Lot -050 from TR-36 to TR-18 **was denied**.
- 12/30/1997 – Steven Preble granted a Quit Claim Deed for “The North ½ of Lot 50” to Kristin Preble.
- 1/20/1998 – The above Quit Claim Deed was recorded with the notation to mail to Kristin Preble when recorded. **On this same day**, the property was **illegally split** (presumably by Kristin). (Cancel 107-68-050; New 107-68-050A; Split 107-68-050B) [History Inquiry dated 9/10/2003 – Copy available]

I have not found any evidence that a surveyor was engaged to provide documentation during the above application for rezoning or during execution of this split.

- 2/18/1998 – Parcel 107-68-050 was deleted.
- October 28, 1999 – Stephen Preble sold “The south half of lot 50” to Bloomgarden Trust (as is/in its current state). **NOTE:** The Warranty Deed for this sale appears to **incorrectly record** this property as “Tax Code 107-68-050A.” (The south half is designated in tax records as -050B. I was assured by Lisa E. in the Assessor’s office that this is an inconsequential error.) [Warranty Deed, dated October 28, 1999, Recorded October 29, 1999; Hour 4, Fee # 991032785 – Copy available]

On this same day, Stephen Preble granted to Kristin Preble “an easement for a driveway over the west 20 feet of the south half of lot 50.”

[Easement, dated October 28, 1999, Recorded October 29, 1999; Hour 4, Fee # 991032784 – Copy available]

- 9/10/2003 – Amelia Byrd (Staff) filed a **zoning complaint form** noting the previous rezoning denial and the illegal split. Ms. Byrd also noted that, at that time, Lot 050 contained 2 SFR built under Variance BA1-95-07.

[Copy of complaint available]

James Vlahovich recommended that a home occupation request for 4401 E. Camino Segundo (-050B) be processed and granted to Charles Miller dba EspressoMan (9/22/2003). [Copy available]

- 12/2/2014 – The Board adopted Zoning Ordinance 14-11 approving Docket Z-14-07, amending the zoning district designation for parcel 107-68-050B to R-18 from R-36, pursuant to the request of Bloomgarden Living Trust. This allowed the existing site built home on that parcel to be sold and re-occupied.
- 4/27/2015 – Parcel 107-68-050B purchased and occupied by David Satterlee (with Dianna Satterlee) and Priscilla Wright as their joint primary residence.

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Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
 www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner I
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket SU-15-13 (Solar Store)
DATE: July 30, 2015 for the August 12, 2015 Meeting

APPLICATION FOR A SPECIAL USE AUTHORIZATION

The Applicant is requesting a Special Use authorization to approve a utility scale photovoltaic solar power generation facility on approximately 150 acres of land owned by Arizona Electric Power Cooperative on RU-4 zoned property. The proposed use is considered a Special Use in Section 607.52 of the Zoning Regulations. The applicant is Solar Star Arizona XIII LLC.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 150-acres
 Zoning: RU-4 (Rural, one dwelling per four acres)
 Growth Area: D-Rural Area
 Comprehensive Plan Designation: Rural
 Area Plan: None
 Flood Zone: X
 Existing Uses: None
 Proposed Uses: Solar Energy Plant

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Agricultural and Vacant land
South	RU-4	Agricultural and Vacant Land
East	County Maintained Road / RU-4 / SR-22	N. Cochise Stronghold Road / Agricultural Land and Scattered Residences
West	RU-4	Agricultural and Vacant Land

Planning, Zoning and Building Safety
 1415 Melody Lane, Building E
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9278 fax
 1-877-777-7958
 planningandzoning@cochise.az.gov

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

A. Compliance with Duly Adopted Plans: Complies

The project supports the goals of the Cochise County Comprehensive Plan, specifically Goal 1 of the Renewable Energy Element, "Support the development of local renewable energy projects and technologies." This project increases the County's renewable energy production, and, since the energy is powering the SSVEC grid, is increasing the percentage of energy used by residents of the County which is renewable. The Cochise County Strategic Plan also encourages focusing on environmental protection and increased use of Renewable energy.

B. Compliance with the Zoning District Purpose Statement: Complies

Section 601.02 of the Zoning Regulations encourages "those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living." Furthermore, Section 601.07 offers the following:

"To allow consideration of some more intense non-residential uses as special uses that are inappropriate in more densely populated urban/ suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site"

As indicated in Section A (Compliance with Duly Adopted Plans), large-scale renewable energy projects are often appropriate uses in expansive rural areas. Being a Special Use, oversight exists to ensure that this non-residential (commercial) use is sensitive to the rural environment.

C. Development Along Major Streets: Complies

The property takes from Highway 191 via two County Maintained roads, W. Dragoon Road to N. Cochise Stronghold Road.

D. Traffic Circulation Factors: Complies with Conditions

The project will generate substantial construction traffic which will access the site via the route described above. After completion, the site will generate minimal maintenance traffic.

E. Adequate Services and Infrastructure: Complies

This factor concerns the ability of the Applicant to provide for necessary street, water, sewer and utility services on the property, as applicable. All such services currently exist.

F. Significant Site Development Standards: Complies with Modification

Given the project site's size, the Applicant would not have difficulty meeting most of the required site development standards for the RU-4 Zoning District, namely minimum setbacks and parking requirements. However, a Modification of the maximum permissible site coverage (impermeable surface) of 25 percent for sites zoned Rural would be needed to allow for the expansive solar array. Furthermore, a Modification of the 20-ft.minimum driveway width is requested. Staff supports both requests.

G. Public Input: Complies

The Applicant sent letters to property owners within one mile of the parcel to notify them of his application and to address any neighbor concerns. This notification produced no negative responses from neighboring property owners.

H. Hazardous Materials: Not Applicable

The Applicant states that there will be no hazardous material on site.

I. Off-Site Impacts: Complies.**Fort Huachuca's Electronic Proving Ground**

The Electronic Proving Ground (EPG) encompasses nearly 2,500 square-miles in Cochise County and is an ideal environment for testing sensitive command, communications, control, computer, and intelligence equipment.

Since the EPG is located remotely and situated in a location with minimal radio-frequency interference, it is the primary Army Test Center for avionics systems and unmanned vehicles. The Department of the Army has indicated that electromagnetic interference from renewable energy projects within or near the EPG have the potential to compromise this important resource. This project has been reviewed by Army Staff, who have no objections, conditions, or further comments.

Outdoor Storage:

A temporary laydown yard would be required during construction in order to store and prepare components and equipment during construction. The future operation and maintenance facility would also serve as post-construction storage.

Transient Dust

Project construction would generate temporary transient dust impacts from grading activities and travel on unimproved roads. Various dust mitigation measures would be employed, including watering trucks and soil stabilizers.

Drainage

A preliminary drainage and hydrology report was submitted as part of the Special Use application; the Applicant is working with County Engineering to finalize the report.

Noise

The existing background noise in the project area is characteristically quiet of most rural environments. Temporary construction noise would be generated, but long-term operational noise impacts would be negligible. Potential impacts from maintenance activities on existing ambient noise levels would be detectable for short durations, but given the rural, isolated location, any potential noise generation would likely be undetectable or of little concern, especially given that the fossil fuel plant is less than one mile away.

J. Water Conservation: Complies.

The project is expected to use approximately 7,000 gallons of water per year, primarily for cleaning of the photovoltaic arrays. For comparison, the national average residential water usage per person in the United States per the Environmental Protection Agency is 36,500 gallons per year.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

1. *A Modification to the maximum 25 per cent allowance for site coverage; and*
2. *A Modification to the minimum 20-ft. wide road standard for commercial uses to allow for 16-ft. wide setup and maintenance access.*

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within one mile of the subject property. Staff posted the property on July 21, 2015 and published a legal notice in the *Bisbee Observer* on June 16, 2015. In response to County mailings, the Planning Department received one letter in opposition from a resident who offered to sell his parcel to the Applicant.



Above: Site conditions.

VII. SUMMARY AND CONCLUSION

This is a Special Use authorization request for a utility-scale solar energy project proposed for a site located east of Dagoon. The project would meet the applicable policies of the County’s Comprehensive Plan, the overall purpose of the Rural Zoning Districts, and would be developed in an area considered appropriate for utility-scale renewable energy development.

Factors in Favor of Approving the Special Use

1. With the requested Conditions and Modifications, the request complies with all of the nine applicable Special Use factors used by staff to analyze this request;
2. The Comprehensive Plan encourages renewable energy development;
3. The project will create employment opportunities during construction and maintenance of the Power Plant;
4. The project is consistent with the applicable Policies of the Comprehensive Plan and the Purpose of the Rural Zoning Districts;
5. The project would not be materially detrimental to the health, safety and welfare of the public or to property in the vicinity;

6. The project would support Arizona’s renewable energy standard of generating 15 percent of electricity from renewable sources by 2025 by serving as a source of clean energy, offsetting greenhouse gas emissions and reducing the need to generate electricity from fossil fuels;
7. The project would be sited in an area considered optimal from a solar resource perspective;
8. Once completed the project would generate negligible levels of traffic; and
9. At build-out the project would use minimal water;

Factor Against Allowing the Special Use

1. During construction, transport trucks would likely significantly deteriorate local roadways, unless mitigated; and
2. Construction activities would generate noise and transient dust unless mitigated.
3. One letter of opposition from a neighboring property owner has been received.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** with the requested Modification to site development standards, subject to the following Conditions:

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards, except as modified, and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant’s responsibility to obtain any additional permits, or meet any additional Conditions that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.
4. Prior to, or concurrent with, the Commercial Permit phase the applicant will need to submit a basic Traffic Report so that the Highway Dept., Transportation Planning Dept. and ADOT, Safford District, can adequately assess the potential impacts of this project.
5. The applicant will be required to use the county maintained roadway system to reach their site during the construction phase: private roadways in the area are not appropriate for the level of impact typical of the construction of these types of projects.
6. Prior to, or concurrent with, the Commercial Permit phase the applicant will need to coordinate a bond or other equivalent assurance, with the Highway Dept. for potential repairs to county-maintained roadway and the Dragoon Rd. intersection, during and/or after the construction phase.

7.

Prior to construction the application will need to obtain a Traffic Control Encroachment Permit from ADOT, Safford District, for placing warning signs for truck turning movements during the construction phase, placement and duration as required by ADOT.

Sample Motion: *Mr. Chairman, I move to Conditionally Approve Docket SU-15-13, with the Conditions of Approval and Modifications recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Site plan
- C. Agency Memos
- D. Citizen Comment



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs... Personal Service"

COCHISE COUNTY PLANNING DEPARTMENT COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE (TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER North half of APN 205-09-004, South half of 205-06-004

APPLICANT Solar Star Arizona XIII, LLC

ADDRESS c/o SunPower Corporation, Systems, 77 Rio Robles, San Jose, California 95134

CONTACT TELEPHONE NUMBER 510-439-4764

EMAIL ADDRESS: robert.horwitz@sunpower.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) Arizona Electric Power Cooperative

ADDRESS 1000 AZ-80
Benson, AZ 85602

DATE SUBMITTED 6/26/15

Special Use Permit Public Hearing Fee (if applicable)	\$ <u>300.00</u>
Building/Use Permit Fee	\$ _____
Total paid	\$ <u>300.00</u>

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (Please note that **nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.**)
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property? Zoned Rural (RU-4); the land is currently being used for cattle grazing
2. What is the proposed use or improvement? Photovoltaic solar power generation facility
3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties? Operation and maintenance of solar energy generating facility; There will be little or no impact to neighboring properties; the facility will be odorless, it will produce minimal noise, and it will have a low height profile
4. Describe all intermediate and final products/services that will be produced/offered/sold.
The facility will produce solar energy for the neighboring community.

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)
PV panels, metal tracking structures, electrical cables and equipment, DC/AC inverters, transformers, communication equipment
6. Will the project be constructed/completed within one year or phased? One Year X
 Phased ___ if phased, describe the phases and depict on the site plan.
-
-

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: 365 Hours (from 5 AM to 9 PM) (Whenever the sun is shining)

B. Number of employees: Initially: 75 Future: 2
 Number per shift Seasonal changes _____

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
 Permanent 1-2 cars/trucks During construction - Tractor Trailer delivery trucks
- 3 per day average, 50 vehicles/day workers average

(2) Total trucks (e.g., by type, number of wheels, or weight)
 Permanent 1/2 ton truck or Construction vehicles- 1/2 ton trucks/personal
passenger sedan sedans. 18 wheel tractor trailer trucks

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?

Traffic will come off of 191 and head West on W sandal Rd, then
north on Cochise Stronghold Rd

(4) If more than one direction, estimate the percentage that travel in each direction

n/a

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest

During construction, traffic will be heaviest in the spring and
summer of 2016, M-F 7am to 5pm

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

D. Estimated total gallons of water used: per day 50,000 during construction (dust control) per year Total During construction - 1.5
Water to be trucked in from nearby industrial water supply Million (4.6 acre-ft)

Will you use a septic system? Yes X No ___ If yes, is the septic tank system existing?

Yes ___ No X Show the septic tank, leach field and 100% expansion area on the site plan.

Septic tank system will be in location of the O&M building

G. Does your parcel have permanent legal access*? Yes No if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.
Attached _____ NA _____

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	N/A	Use of existing onsite well or trucked water
Sewer/Septic	N/A	Septic tank for O&M building
Electricity	Sulphur Springs Electric Coop	Power for O&M building and backfeed
Natural Gas	N/A	N/A
Telephone	Valley Telephone Cooperative	Service for O&M building
Fire Protection	Cochise County	Based on Wild Land guidelines

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

Solar panels will slowly rotate during the day to track the sun's path;

The panels will be cleaned on a periodic basis by a robotic cleaning tool.

2. Will outdoor storage of equipment, materials or products be needed? Yes No if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. Equipment and materials will be stored in an Operations and Maintenance

building located on site (O&M bld shown on layout)

3. Will any noise be produced that can be heard on neighboring properties? Yes No if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties? _____

During construction - pile driving equipment (2 month duration, 110dba), delivery trucks (6 month duration, 70dba), earthmoving equipment (4 month duration, 81 dba) will be heard by neighbors

4. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No X if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? _____

5. Will odors be created? Yes ___ No X If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? _____

6. Will any activities attract pests, such as flies? Yes ___ No X If yes, what measures will be taken to prevent a nuisance on neighboring properties?

7. Will outdoor lighting be used? Yes X No ___ If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications. Lighting may be provided at the O&M building

8. Do signs presently exist on the property? Yes ___ No X If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

9. Will any new signs be erected on site? Yes ___ No X If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? Yes ___ No X A drainage study is being prepared per County guidelines and will be provided prior to SUP public hearing
If yes, will storm water be directed into the public right-of-way? Yes ___ No X

Will washes be improved with culverts, bank protection, crossings or other means? Yes ___ No X

If yes to any of these questions, describe and/or show on the site plan.

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other) Compacted native soil for roads, crushed Aggregate in laydown and parking area

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (Sec site plan requirements checklist.) see site layout

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
Yes No If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.** Site access of Cochise -Stronghold road will be required and location is shown on site layout
SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

Operation and maintenance of the facility will require small quantities of water for panel cleaning; the facility will utilize new technologies, including panel cleaning robots to minimize water usage. Water use for PV cleaning expected to be 7,000 gallons/year

2. How many acres will be cleared? ~150 acres
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) _____

A stormwater pollution prevention plan will be implemented during the construction of the project. Control measures include silt fences on site and water trucks to control dust

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes No If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

250 gallon container of Diesel during 6 month construction period

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature 

Print Applicant's Name Robert Horwitz

Date signed 6/26/2015

SUNPOWER®

RE: Planning and Zoning Meeting for the Proposed SunPower Solar Project

Dear Neighbor:

SunPower Corporation, Systems (SunPower) is proposing to develop a 20 MW solar photovoltaic energy generating facility south of the town of Cochise. The project site is located approximately one mile west of the Apache Generating Station, which is owned and operated by Arizona Electric Power Cooperative (AEPCCO). The solar facility will be constructed on private land owned by AEPCCO near the northwest corner of W Electra View Road and Cochise Stronghold Road. Development of the site will include interconnection facilities and a small operations and maintenance building. Electricity generated by the facility will be purchased by Sulphur Springs Valley Electric Cooperative under a twenty year solar energy purchase agreement.

The project is expected to generate significant benefits for the local community, including the creation of temporary and permanent jobs, additional income for local businesses, increased property and sales tax revenues for the County, and the production and use of clean renewable energy.

SunPower is requesting a special use permit from Cochise County for this project. The application for the permit will be submitted in June 2015 and SunPower anticipates presenting the project to the Planning and Zoning Commission at 4:00 p.m. on Wednesday, August 12, 2015 at the Board of Supervisors Room, Building G, 1415 Melody Lane, Bisbee, Arizona, 85603. The notifications list of surrounding property owners is derived from current records of the Cochise County Assessor's Office.

The proposed project location is shown below:

35 A



Please feel free to contact me with any questions or concerns.

Sincerely,

Robert Horwitz
SunPower Corporation, Systems
robert.horwitz@sunpower.com

36 A

June 25, 2015

Cochise County Planning Department
1415 Melody Lane, Bldg E
Bisbee, Arizona 85603

Re: Application for Special Use Permit to be submitted by Solar Star Arizona XIII, LLC

Ladies and Gentlemen:

Arizona Electric Power Cooperative (AEPSCO) is the owner of certain real property located on the north half of Assessor's Parcel Number (APN) 205-09-004 and the southeast and southwest quarters of APN 205-06-004 (the "Property"). The purpose of this letter is to authorize the application by Solar Star Arizona XIII, LLC, a wholly owned subsidiary of SunPower Corporation, Systems (Solar Star), for a Special Use Permit for the development and construction of a 20 MWAC solar energy generation facility to be located on the Property, as further described below.

By way of background, AEPSCO and its member cooperatives have a significant commercial and social interest in the development, implementation and use of alternative and renewable energy technology and resources such as solar energy, and their respective strategic business planning processes include developing, evaluating, sponsoring and participating in various projects, programs and initiatives that encourage the development and use of such alternative and renewable resources, whether as a means of complying with existing and environmental regulatory requirements, meeting customer demand for renewable energy resources, demonstrating their commitment to the environment and to technical innovation, ensuring a reasonable combination of generation assets and resources for reliability purposes, or otherwise. In furtherance of these interests, Sulphur Springs Valley Electric Cooperative, Inc. (SSVEC), a Class A Member of AEPSCO, and AEPSCO have discussed various projects, programs and initiatives that they might individually, or jointly with other members or industry participants, sponsor or participate in.

The Property is a portion of approximately 3,000 acres of former agricultural land owned by AEPSCO and surrounding its Apache Electric Generating Station in Cochise County that AEPSCO is willing to make available to its Class A Members, including SSVEC, for renewable energy projects. SSVEC has determined to facilitate the development of utility-scale solar generation in its service area, and to utilize solar energy generated thereby to meet a portion of its supply obligations to its customers. Accordingly, AEPSCO has offered to lease the Property to SSVEC, in order that SSVEC may sublease the Property to Solar Star for the purpose of constructing, operating and maintaining the solar energy generation facility. SSVEC contemplates purchasing

37 A

solar energy generated by the facility under a long-term power purchase agreement that would also provide SSVEC with the option to acquire the facility in the future.

AEPCO has been advised that Solar Star is submitting an application to Cochise County for a Special Use Permit to develop and construct the facility. The application for the Special Use Permit requires a letter from the owner of the Property stating the owner's authorization for the application.

Accordingly, in its capacity as the owner of the Property, in anticipation of the negotiation and execution of a lease of the Property to SSVEC as described above, and in order to satisfy the requirements for Solar Star's application for the Special Use Permit, AEPCO hereby authorizes Solar Star to apply for a Special Use Permit for Solar Star's development and construction of the Facility on the Property. Further, and in order to satisfy the requirements for the application for the Special Use Permit, AEPCO hereby designates Robert Horwitz, an employee of SunPower Corporation, as AEPCO's authorized Agent for the limited purpose of submitting Solar Star's application for the Special Use Permit and seeking approval and issuance of the Special Use Permit on behalf of Solar Star.

The authorization granted by AEPCO herein is limited to the specific purpose for which it is granted.

ARIZONA ELECTRIC POWER COOPERATIVE,
INC.

By: 
Name: Patrick F. Ledger
Title: Executive VP & Chief Executive Officer

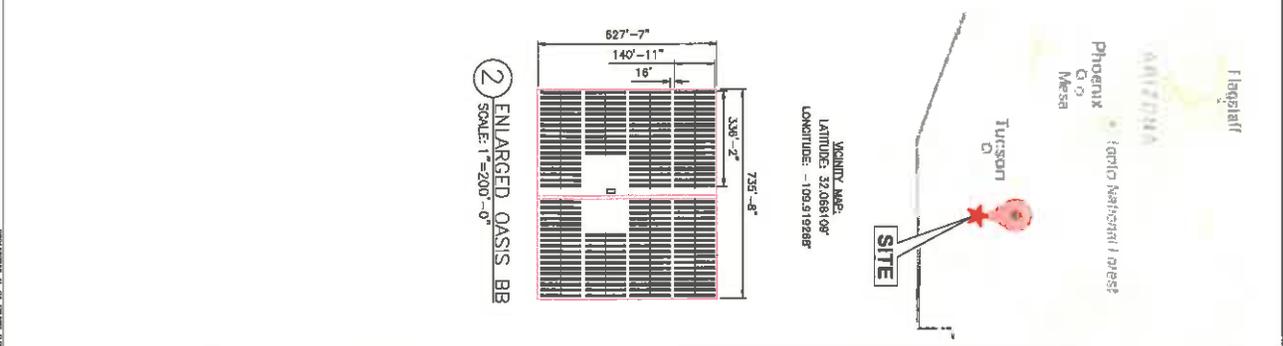
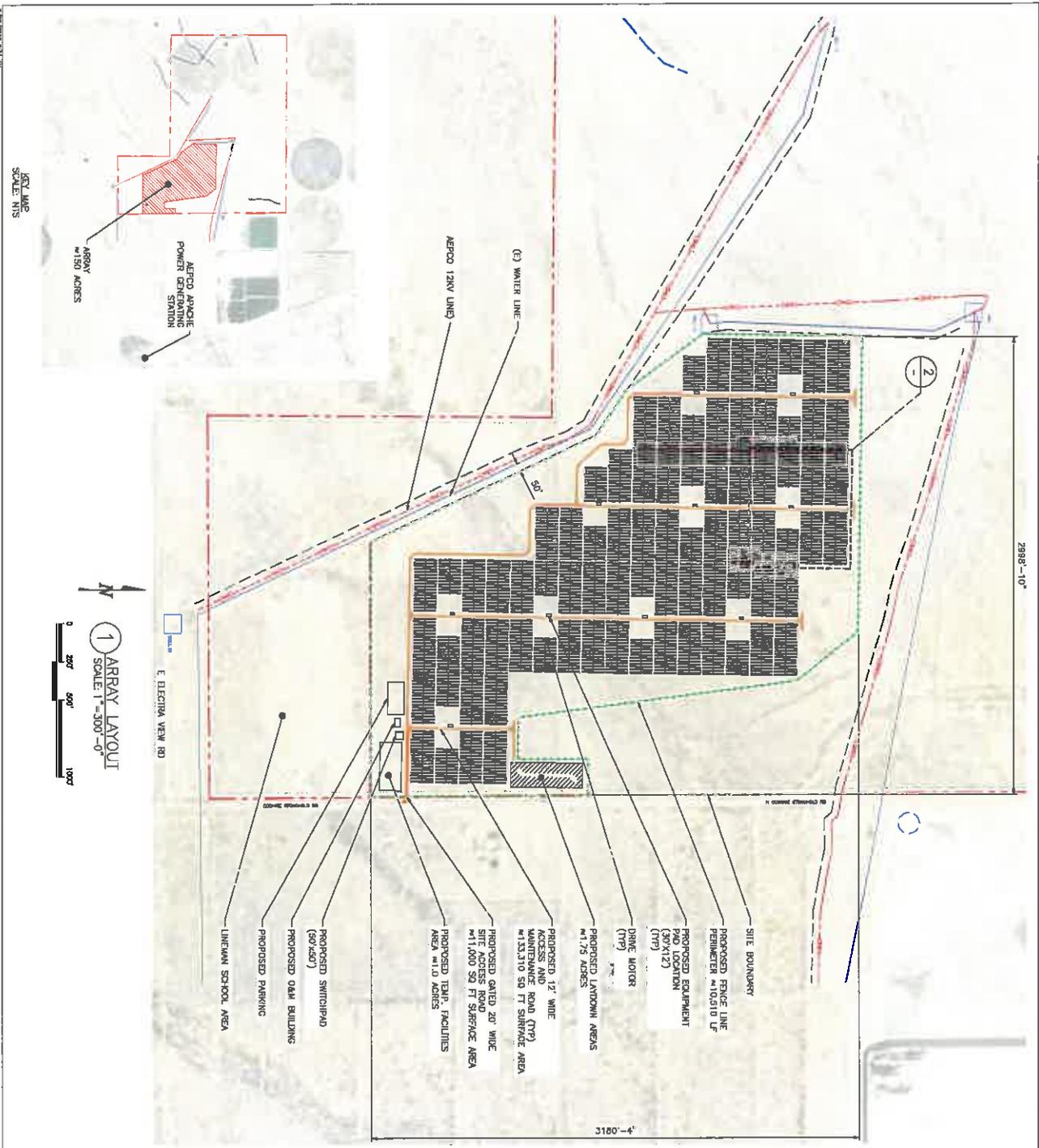
STATE OF ARIZONA)
COUNTY OF COCHISE) SS

The foregoing instrument was acknowledged before me this 25th day of June, 2015 by Patrick F. Ledger, in the capacity as Executive VP & Chief Executive Officer of ARIZONA ELECTRIC POWER COOPERATIVE, INC., an Arizona non-profit electric generation cooperative corporation (the Corporation), on behalf of the Corporation.

ARIZONA ELECTRIC POWER COOPERATIVE,
INC.

By: 
Name: Gina Ellis
Title: Executive Assistant
My Commission Expires: May 22, 2017





REVISIONS			
REV	DESIGN #	DESCRIPTION	DATE

PROJECT	SOLAR STAR ARIZONA XIII
DATE SHEET	
DRAWN BY	
CHECKED BY	

SUNPOWER

1414 HARBOUR WAY SOUTH
 RICHMOND, CA 94804 USA
 (816) 843-0560



Cochise County
Community Development
Highway and Floodplain Division
Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: July 7, 2015
To: Jesse Drake, Planner II
From: Pam Hudgins, Right-of-Way Agent II
Subject: Special Use Permit For Solar Star Arizona (SU-15-13)

Background: Solar Star Arizona is requesting a Special Use authorization to approve a utility scale photovoltaic solar power generation facility on approximately 150 acres of land owned by Arizona Electric Power Cooperative on a RU-4 zoned property. The proposed use is considered a Special Use Permit per Section 607.52 of the Zoning Regulations. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for the subject parcel is Highway 191 to Sandal Road. North to Cochise Stronghold Road. Cochise Stronghold Road serves as the Easterly boundary of the subject parcel.
- Adjoining the subject parcel, Cochise Stronghold Road is a county maintained road (#204).
- Cochise Stronghold Road was established per Board of Supervisors minute book 12 page 212 dated January 5, 1920 at a declared width of 60 feet, included on Map Book 2 at page 140.
- Fort Grant Road is dedicated to the public at a width of 30 feet per document 1989-16062.

Recommendation:

- No need for right-of-way dedication is required for Cochise Stronghold Road at this time.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov



Cochise County
Community Development
Highway and Floodplain Division

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

Date: July 30, 2015
To: Jesse Drake, Planner II
From: Karen L. Lamberton, County Transportation Planner
Subject: Solar Star Arizona/SU 15-13/Parcel #205-09-004, 205-06-004

The Applicant is seeking to construct and operate a solar power generating plant on approximately 150 acres. The site is located in northeast Cochise County, south of the Willcox area. Access is taken from US 191 and from there to Cochise Stronghold Rd.

We have no objection to issuing the requested Special Use Authorization with the following conditions for the applicant:

- Prior to, or concurrent with, the Commercial Permit phase the applicant will need to submit a basic Traffic Report so that the Highway Dept., Transportation Planning Dept. and ADOT, Safford District, can adequately assess the potential impacts of this project.
- The applicant will be required to use the county maintained roadway system to reach their site during the construction phase: private roadways in the area are not appropriate for the level of impact typical of the construction of these types of projects.
- Prior to, or concurrent with, the Commercial Permit phase the applicant will need to coordinate a bond or other equivalent assurance, with the Highway Dept. for potential repairs to county-maintained roadway and the Dragoon Rd. intersection, during and/or after the construction phase.
- Prior to construction the application will need to obtain a Traffic Control Encroachment Permit from ADOT, Safford District, for placing warning signs for truck turning movements during the construction phase, placement and duration as required by ADOT.

Traffic Report Requirement

Although the application and conceptual site plan is adequate for the Special Use Authorization phase it will not be adequate for the Commercial Permit phase. The applicant is advised that at the Commercial Permit phase a basic Traffic Report will be required. This report does not need

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

to be completed by a Traffic Engineer but does need to include the following items:

- A. A brief description of the proposed Solar Development including location, number of acres. A small map would be helpful to include.
- B. Identify the ownership, roadway type, existing condition and maintenance responsibility for the existing roadway network serving the site. These would include US 191 at Dragoon Rd. intersection, Dragoon Rd, Cochise Stronghold Rd.
- C. Identify the current average daily traffic for the proposed access roadways. This data is available at: <http://www.seago.org/?q=traffic-and-population-data>
- D. Provide information about the construction phase of this project; tentative construction schedule, number of trucks per day, size of trucks, days and times anticipated for traffic.
- E. Describe mitigation measures for controlling dust, if needed.
- F. Describe potential impact, duration and proposed mitigation for construction phases of the development. Specifically identify any measures that might need taken to navigate the US 191 railroad overpass, if the route planned for solar panel loads is from I-10 to US 191 southbound.

Construction and Post-Construction Impacts on County Maintained Roadways

An agreement will need to be reached with the applicant regarding access routes, potential for construction phase and post-construction phase impacts and the potential need for necessary repairs and reconstruction of roadways impacted by the project. The applicant should work with the County's Highway Dept., Ron Ellis, Highway Operations Manager, to coordinate a pre-construction inspection by the County Engineer for a written baseline assessment of the current condition of impacted roads and a written agreement for an appropriate bond to cover any necessary repairs during or after the construction phase of this project. A discussion and possible agreement between the applicant and the County's Highway Dept. is also needed regarding future decommissioning of this project.

Private roads are not appropriate for the construction phase of this project. Although the applicant may, if they desire, obtain adequate right-of-way and upgrade an existing private road to County standards, it would likely be easier for the applicant to identify a route to the site, for the construction phase of the project, entirely on County-Maintained roadways. **It is recommended that the connecting roadway from US 191 to Cochise Stronghold Rd. be Dragoon Rd.** Cochise Stronghold Rd., the access road directly to the project site, is a County-maintained, rural minor access roadway with a 24 foot cross-section. Portions of this roadway are chip-sealed but some segments are native-surfaced.

Dragoon Rd. is a chip-sealed, rural major collector roadway, with a 26 foot cross-section. The Dragoon Rd. intersection with US 191 also has dedicated southbound to westbound right turn lanes and northbound to westbound left turn lanes. No improvements to this intersection would be needed for this project but if the volume of trucks warrant it a traffic control "Truck Crossing" sign may be needed to advise motorists of the larger volume of trucks pulling onto US 191 in this 65 mph zone. The requested Traffic Report should be transmitted to ADOT, Safford District for their assessment of the need for such warning signs, and if needed, the applicant would be required to provide these signs under a Traffic Control Encroachment Permit. To obtain this permit the applicant should contact Susie Puzas, ADOT Safford District.

Operational Impacts of the Proposed Project

Once operational, the solar power generating plant will be self-sustaining with intermittent maintenance activities conducted by several employees. Trip generation by these employees is likely to be off-peak, approximately 6.04 vehicle trips per day, with a potential range from 2.06 to 8.96 vehicle trips per day, per the ITE Manual 8th edition. This is slightly less than the equivalent trip generation for one residential unit and is not likely to have a notable impact on the traffic circulation in the area.

Gardner, Peter B

From: Drake, Jesse
Sent: Tuesday, July 28, 2015 4:37 PM
To: Gardner, Peter B
Subject: FW: Encroachment Board Review - Transmittal SU-15-13 (Solar Star) Solar Array Project

-----Original Message-----

From: Gordon, Eric K CIV USARMY IMCOM CENTRAL (US) [<mailto:eric.k.gordon.civ@mail.mil>]
Sent: Tuesday, July 28, 2015 4:16 PM
To: Drake, Jesse
Cc: Kosbab, Margo A CIV USARMY USAG (US); Gordon, Eric K CIV USARMY IMCOM CENTRAL (US)
Subject: RE: Encroachment Board Review - Transmittal SU-15-13 (Solar Star) Solar Array Project

Ms. Jesse Drake,

The Fort Huachuca Encroachment Board members reviewed Solar Star Arizona XIII LLC's application to construct, operate and maintain a 20 MVAC photovoltaic solar power generating facility in Benson, AZ 85602.

Review: No issues or concerns regarding the proposed project were provided.

Based upon the information provided, this project will have no adverse impact to the installation's EPG or training missions.

Thank you,

v/r
Eric Gordon
USAG Fort Huachuca PAIO
☎ Phone: 520-533-4980

-----Original Message-----

From: Drake, Jesse [<mailto:JDrake@cochise.az.gov>]
Sent: Thursday, July 02, 2015 4:20 PM
To: Call, Pat G; Capas, Carol; Dist1a; Dist1b; Dist1c; Dist2a; Dist2b; Dist2c; Dist3a; Dist3b; Dist3c; English, Ann S; Flores, Dora V; Gomez, Mary C; Gordon, Eric K CIV USARMY IMCOM CENTRAL (US); Hanson, Britt W; Hudgins, Pamela A; Izzo, Michael D; Lamberton, Karen L; Riggs, Karen C; Searle, Richard R; Solis, Joaquin; Pat McCourt; Gardner, Peter B; Henry, Jim
Subject: Transmittal SU-15-13 (Solar Star)

For review and comment.

Jesse Drake
Planner II
Cochise County Community Development
Planning, Zoning and Building Safety Division
1415 Melody Lane, Building E
Bisbee, AZ 85603
520-432-9300
520-432-9278 fax
Public Programs...Personal Service
www.cochise.az.gov <<http://www.cochise.az.gov>>

Southeast Arizona Economic Development Group
168 East 4th Street
Benson, AZ 85602
www.saedg.org

7-14-15

Cochise County Planning & Zoning
% Jesse Drake
1415 Melody Lane, Bldg E
Bisbee, AZ 85603

Re: Solar Project/Cochise AZ.

Dear Ms. Drake and P/Z Board;

This letter is being written to you as an endorsement of the proposed 20 MW Solar Project being proposed by SSVEC. Our organization supports renewable energy and bringing these types of projects to Cochise County.

This project will provide much needed local jobs during the construction. It has the potential to produce \$1-1.5 million in revenues to local subcontractors. The impact on the local economy will be around \$500,000. this will include lodging, dining and other activities by the contractors and workers.

Cochise County has the opportunity to be a supporter of these types of projects that will benefit the local economy as well as help keep utility rates lower.

Please move to approve this project.

Thank You,


George Scott
Executive Director
520-265-6058
george@saedg.org

COCHISE COUNTY
AUG 03 2015
PLANNING

Board of Directors

Larry Dempster/President - David DiPeso/Vice President - Cindy Batten/Treasurer
Les Thompson/Member - Gil Lusk/Member - Jerry DeGrazia/Member - Kimberly Lockhart/Member - Judy Thompson/Member

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D

Special Use Docket SU-15-13 (Solar Star)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

Yes! This will bring a much need help to the community of Sunsites, Arizona bringing jobs & growth. Without the help from these companies, more and more people from the community will have to find jobs elsewhere, inturn Sunsite will become a ghost town.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Delta Wilson

SIGNATURE(S):



YOUR TAX PARCEL NUMBER:

116.19.2573

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, July 29, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Peter Gardner at pgardner@cochise.az.gov that must be received by August 11, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on August 12, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO:

Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY

AUG 03 2015

PLANNING

45 D

Special Use Docket SU-15-13 (Solar Star)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

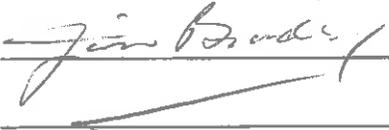
I feel this Project can only be good for the community!

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Jim Bradley

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 20607123, 20511067 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, July 29, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Peter Gardner at pgardner@cochise.az.gov that must be received by August 11, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on August 12, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY

AUG 03 2015

PLANNING

46 D

Special Use Docket SU-15-13 (Solar Star)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

WE WILL BE PRESENT AT MEETING
NOT SURE AT THIS TIME

(Attach additional sheets, if necessary)

PRINT NAME(S): David R & Kimble THORON

SIGNATURE(S): David Thron
Kimble Thron

YOUR TAX PARCEL NUMBER: _____ (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, July 29, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Peter Gardner at pgardner@cochise.az.gov that must be received by August 11, 2015 to have your support or non-support noted verbally at the meeting. You may also personally make a statement at the **public hearing on August 12, 2015**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Special Use Docket SU-15-13 (Solar Star)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Because it will lower the value of my property.

(Attach additional sheets, if necessary)

PRINT NAME(S): CLARITA U. FLORES ARMANDO F PASSED
SIGNATURE(S): *Clarita Flores* AWAY OCT 13/13

YOUR TAX PARCEL NUMBER: please find (the eight-digit identification number found on the tax statement from the Assessor's Office)

it for me in your records -

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, July 29, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Peter Gardner at pgardner@cochise.az.gov that must be received by August 11, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on August 12, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY
AUG 03 2015
PLANNING

48 D

Special Use Docket SU-15-13 (Solar Star)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Empty lines for providing reasons for supporting the request.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I paid 1000⁰⁰ (45 yrs ago) I am now 81 yrs old & I do not plan to retire in Arizona. I am a retired New York City firefighter & offer to sell this lot to enclosed material for 1000⁰⁰ exactly what I paid for land thru Horizon Land Developer. I do not want to incur any extra out of pocket monies. I hope this is reason enough. Oh by the way, I have been to this land once.

(Attach additional sheets, if necessary)

PRINT NAME(S): Andrew & Frances Antonielli

SIGNATURE(S): [Handwritten signatures of Andrew & Frances Antonielli]

YOUR TAX PARCEL NUMBER: 62813 (the eight-digit identification number found on the tax statement from the Assessor's Office) PARCEL # 205-11-152-6

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, July 29, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Peter Gardner at pgardner@cochise.az.gov that must be received by August 11, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on August 12, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

7/24/15

THIS IS MY THIRD TRY; WHY WAS I PASSED OVER? TO BEGIN WITH.

COCHISE COUNTY

JUL 28 2015

PLANNING

March 26, 1981

LARGE LAND COMPANY TO PAY \$14.5 MILLION TO REIMBURSE BUYERS

AP

A major land sales company has agreed to establish a \$14.5 million fund to recompense consumers who bought land that reportedly had no resale value, the Federal Trade Commission said today.

The agreement, once given final approval by the commissioners, will settle a case that has been pending since 1975, when the Horizon Corporation of Tucson, Ariz., was charged with misleading consumers about the value of the lots it sold.

The agreement calls for Horizon to make six annual payments into a fund that will be used for partial refunds. To be eligible for a refund, a person must have contracted to buy a lot from June 1, 1969, through Aug. 31, 1974, and must have paid at least 75 percent of the purchase price.

Horizon has also agreed to spend \$45 million for improvements, such as roads, utilities, hotels and churches, to properties in Arizona, Texas and New Mexico.

The Federal Trade Commission had accused the company of deceiving buyers through "misleading implications, half-truths or omitted material facts." No Legal Violation Acknowledged

In signing the agreement, Horizon did not acknowledge any legal violation. It has consistently maintained that its sales practices complied with national and state regulations.

Today's agreement prohibits sales tactics that the trade commission has said were illegal, such as making representations about the future value of the land or saying that it is "a good investment." Purchasers will now have 10 days to void any contracts they sign.

The agreement also requires Horizon to put in future sales contracts a notice to buyers that reads: "Do not count on your lot rising in value or your being able to resell it. The future value of land is uncertain and may have no relation to the price, which is set by the seller."

50 0

Gardner, Peter B

From: Smith, Trevor R
Sent: Monday, August 03, 2015 8:03 AM
To: Gardner, Peter B
Subject: FW: Solar Project at Cochise

Trevor Smith
Planning Technician
Cochise County Community Development
Planning, Zoning and Building Safety Division
1415 Melody Lane, Bldg. E
Bisbee, AZ 85603
520-432-9300
520-432-9278 fax

Public Programs...Personal Service
www.cochise.az.gov

From: Leslie E Thompson [<mailto:bensontee@powerc.net>]
Sent: Monday, August 03, 2015 7:40 AM
To: Planning and Zoning
Subject: Solar Project at Cochise

Commission Members.

As a property owner with in the one mile range of this proposed project I want to show my support for it. I believe this will help show that SSVEC is a good steward of the environment and concerned about the reliability of our electric supply. I do not believe there will be any adverse effects with this project as can be verified by the current solar fields in our area.

Thank you.

If you would like to contact me please call at 520-686-5425

Leslie E Thompson
Cochise County Supervisor (Retired)

Gardner, Peter B

From: Siu-lan S [siulanswahla@gmail.com]
Sent: Friday, July 31, 2015 10:49 AM
To: Gardner, Peter B
Cc: Siu-lan S
Subject: Ref - Special Use Docket SU-15-13 (Solar Star)

Mr. Gardner, Cochise County Planning Dept,

No, I do not support the request by SunPower for special use authorization to approve a utility scale photovoltaic solar power generation facility on the land owned by AEPCO AND OTHER LOT OWNERS.

Here are our reasons -

AEPCO and SSVEC installed high tension transmission lines, service lines and water lines etc. in the middle and near the south end of our subdivision, without permission of the HOA and by majority vote of all lot owners. What AEPCO and SSVEC have done is a direct violation of the restrictive covenants that exist and none of these lines serve our subdivision with useable power. They only benefit the utilities to be laid out across our community. SunPower will be violating the same restrictive covenants that AEPCO and SSVEC have violated should it be permitted to go forward with this project. SunPower must NOT be allowed to build their facilities on our land without our permission. AEPCO does NOT represent all lot owners and is NOT authorized to allow SunPower or any other companies to encroach on our lands.

Walter Michael Swahla
Siu-lan Swahla
Lot owners of AZ Sunsite Unit 7
Address - 84 Stonehedge Ct,
Somerset NJ 08873

tax parcel number - 205-11-086 8
205-11-087 1
205-11-088 4
205-11-089 7



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
 www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Jim Henry, Planner
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket SU-15-12 (Ramirez)
DATE: July 30, 2015 for the August 12, 2015 Meeting

APPLICATION FOR A SPECIAL USE AUTHORIZATION

The Applicant is requesting a Special Use authorization to approve a Contract Construction Service at an R-36, Residential zoned property. The proposed use is considered a Special Use in R-36 Zoning Districts under Section 707.18 of the Zoning Regulations. The subject property, APN 202-12-005D, is located at 4520 N. Fort Grant Road. The applicant is Ronald Ramirez.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 2.58-acres
 Zoning: R-36 (Residential; one dwelling per 36,000 square-feet)
 Growth Area: Community Growth Area
 Comprehensive Plan Designation: D-Rural
 Area Plan: None
 Flood Zone: AO/X
 Existing Uses: Vacant
 Proposed Uses: Contract Construction Electrical Office

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Single Family Residence
South	R-36	Single Family Residences
East	R-36	Vacant Land
West	County Maintained Road/R-36	N. Fort Grant Rd./ Single Family Residences

Planning, Zoning and Building Safety
 1415 Melody Lane, Building E
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9278 fax
 1-877-777-7958
 planningandzoning@cochise.az.gov

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov



Location map.

II. PARCEL HISTORY

No building permits have been issued for this parcel.

III. NATURE OF REQUEST

Since 1997, a family owned electrical service contracting company (R & R Electric LLC) has operated out of the applicant's father's home as an on call electrical service contractor. Now, the father would like to retire and have his son take over the business. Mr. Ramirez is proposing to relocate the business to an adjacent parcel, serviced by the same access driveway that is in use now. The Applicant is requesting to change the use of a vacant parcel to a commercial electrical contracting business in an improved office trailer. The property is to be used as solely for the purposes of office space. No construction activity, manufacturing, or retail is proposed.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Permit, approval with conditions and/or modifications or denial.

Nine of the ten factors apply to this request. The project, as submitted, complies with eight of those nine factors; and will fully comply if a modification is granted for the ninth factor.

A. Compliance with Duly Adopted Plans: Complies

The project supports the goals of the Cochise County Comprehensive Plan including goals in the Economic Development and Land Use Elements. The Economic Development element supports entrepreneurship and small business and includes a policy encouraging development near infrastructure, which this proposal meets. The Land Use Element encourages "an efficient provision of services and facilities within each zoning district." Additionally, the proposal supports the Comprehensive Plan D Rural designation for non-residential development. Non-residential development in D rural designated areas should be "geared toward providing locals services, tourism or intensive uses that are not appropriate in more densely populated parts of the County, such as power plants and feedlots". The applicant's proposal meets this provision of the comprehensive plan by providing a "local service" in this case an electrical contracting service to not only the local community of Willcox, AZ but throughout Cochise County as well.

B. Compliance with the Zoning District Purpose Statement: Complies

While Section 701 of the Zoning Regulations is silent on non-residential uses in the Residential zoning districts, such uses are clearly anticipated as there are a number of permitted Special Uses in the district, and the site development standards explicitly regulate commercial activity in the district. This proposal is a relatively low impact commercial use that has been in operation in the adjacent parcel to the south for approximately 18 years.

C. Development Along Major Streets: Complies

The property takes access directly from N. Fort Grant Road, via W. Old Stewart Road and W. Dearing Road all of which are County maintained roads. County Right-of-Way staff has determined that there is no need for right-of-way dedication for N. Fort Grant Road at this time.

D. Traffic Circulation Factors: Complies

No new access points are being proposed, and the traffic generated will not significantly impact 4520 N. Fort Grant Road, W. Old Stewart Road, or W. Dearing Road.

E. Adequate Services and Infrastructure: Complies

The project site is serviced by existing utilities, has a septic system for waste disposal, but is not serviced by a local Fire District. However, upon approval of the applicant's building permit, the County will require a fire suppression plan. The site is accessed via an arterial County maintained road 4520 N. Fort Grant Road and is linked to two other County maintained roads. Both W. Old Stewart Road and W. Dearing Road serve as the main access points to the property.

F. Significant Site Development Standards: Complies (with Modifications)

The project will be using an existing office trailer and the existing driving and parking surfaces. Therefore, the applicant is requesting waivers to use existing native parking and driving surfaces as is. Additionally, the applicant is requesting a waiver from the setback requirements of 40 ft. that a Special Use Authorization requires in an R-36 zoning district. Staff supports this waiver due, as it will not negatively impact the rural character of the surrounding properties.

G. Public Input: Complies

The Applicant sent letters to property owners within 1,500-feet of the parcel to notify them of his application and to address any neighbor concerns. This notification produced no responses from neighboring property owners.

H. Hazardous Materials: Not Applicable

The Applicant states that there will be no hazardous material on site.

I. Off-Site Impacts: Complies.

Most work will take place inside the office trailer, with brief periods of traffic outside of the building to load and unload trucks and prepare them for jobs. The business will be in operation during normal business hours. Service trucks loading for jobs will arrive and depart on each business day Monday through Friday from 9 AM to 5 PM, when most people will be at work, thus limiting the impact any noise generated by the business will have on the immediate residents.

J. Water Conservation: Complies.

The project is not located within the Sierra Vista Subwatershed area. No significant increase in water usage over the existing residential usage is expected.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

The Applicant has requested that the Commission allow the existing native driveway and parking area, to remain in its current condition with a driveway width of 14 ft. instead of the required 24 ft.; and to have the driveway surface remain native soil with crushed marble. Staff supports these requested waivers due to the low volume of traffic expected at this location.

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within 1,500-feet of the subject property. Staff posted the property on July 28th, 2015 and published a legal notice in the *Bisbee Observer* on July 21, 2015. In response to County mailings, the Planning Department has received one letter of support.



Site conditions looking West from N. Fort Grant Road

VII. SUMMARY AND CONCLUSION

The scope of the business is not expected to create any negative impacts upon neighboring property owners, nor any significant increase in traffic, and the Comprehensive Plan supports the request. The proposal benefits the citizens of Cochise County through the electrical services R&R Electric provides to County residents.

Factors in Favor of Approving the Special Use

- 1. With the requested Modifications, the request complies with all of the nine applicable Special Use factors used by staff to analyze this request; and
- 2. The Comprehensive Plan encourages supporting entrepreneurship and small business; and
- 3. The Comprehensive Plan encourages infill business as opposed to new construction when possible; and
- 4. This proposal will infill an existing vacant lot and it will allow Mr. Ramirez to continue to run the family business adjacent to his home; and
- 5. Staff has received two letters of support.

Factor Against Allowing the Special Use

None

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** with the requested Modification to site development standards, subject to the following Conditions:

- 1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards, except as modified, and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
- 2. It is the Applicant’s responsibility to obtain any additional permits, or meet any additional Conditions that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
- 3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.

Staff further recommends that the following Waiver of development standards be applied to the use:

- 1. A Waiver of the requirements for parking and driveways Section 1804.06.F.3 and Section 1804.07.D; and
- 2. A Waiver of the setback requirements Section 704.03 of the Zoning Ordinance.

Sample Motion: *Mr. Chairman, I move to Conditionally Approve Docket SU-15-12, with the Conditions of Approval and Modifications and Waivers recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Site plan
- C. Agency comment memos
- D. Citizen comment



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs... Personal Service"

COCHISE COUNTY PLANNING DEPARTMENT COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE (TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER 202-12-005D 1

APPLICANT Ronald Ramirez

ADDRESS P.O. Box 846 Wilcox, Az 85644

CONTACT TELEPHONE NUMBER 520-507-3600

EMAIL ADDRESS: missyfinally@hotmail.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

ADDRESS 4520 N. Fort Grant Rd.
Wilcox, AZ 85643

DATE SUBMITTED _____

Special Use Permit Public Hearing Fee (if applicable)	\$ <u>300.00</u>
Building/Use Permit Fee	\$ <u>0</u>
Total paid	\$ <u>300.00</u>

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (Please note that **nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.**)
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A General Description (Use separate sheets as needed)

1. What is the existing use of the property? VACANT LAND
2. What is the proposed use or improvement? office Trailer for business use and covered bay areas for truck + job Trailer parking
3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties? Service Trucks loading for jobs that will leave + arrive on each business day M-F + Most All Neighbors are working at this time.
4. Describe all intermediate and final products/services that will be produced/offered/sold. Electrical products will be offered + sold, not produced or stored, 90% will be on or delivered by service trucks with little public/retail Trucks.

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

factory built building and STEEL AWNING

6. Will the project be constructed/completed within one year or phased? One Year X
Phased ___ if phased, describe the phases and depict on the site plan.

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: M-F Hours (from 6 AM to 3 PM)

B. Number of employees: Initially: 3 Future: _____
Number per shift Seasonal changes N/A

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
2 vehicles

(2) Total trucks (e.g., by type, number of wheels, or weight)
2 Trucks, Chevrolet Light Trucks, 8 wheels

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?

EAST+WEST bound on private drive

(4) If more than one direction, estimate the percentage that travel in each direction
50%

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest
7 AM Monday thru Friday, all seasons

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

D. Estimated total gallons of water used: per day 20 gal per year 5200 gal

Will you use a septic system? Yes X No ___ If yes, is the septic tank system existing?
Yes ___ No X Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access*? Yes No ___ if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only provide deed restrictions that apply to this parcel if any.

Attached ___ NA

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Private Well	
Sewer/Septic	Septic	
Electricity	SSUEC	
Natural Gas	N/A	
Telephone	(West?)	
Fire Protection	Willcox Rural Fire	

SECTION B - Outdoors Activities/Off site Impacts

1. Describe any activities that will occur outdoors.

loading vehicles, stocking vehicles, moving freight from delivery trucks to vehicles

2. Will outdoor storage of equipment, materials or products be needed? Yes No ___ if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

large spruce and pine trees are existing and more will be planted

3. Will any noise be produced that can be heard on neighboring properties? Yes ___ No if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

all neighboring properties are more than 200 yards away

4. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No If yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? _____

5. Will odors be created? Yes ___ No If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? _____

6. Will any activities attract pests, such as flies? Yes ___ No If yes, what measures will be taken to prevent a nuisance on neighboring properties? _____

7. Will outdoor lighting be used? Yes ___ No If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes ___ No If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

9. Will any new signs be erected on site? Yes ___ No If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes ___ No

If yes, will storm water be directed into the public right-of-way? Yes ___ No ___

Will washes be improved with culverts, bank protection, crossings or other means?

Yes ___ No

If yes to any of these questions, describe and/or show on the site plan.

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

crushed aggregate

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
Yes ___ No If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

Site is 3.5 acres, water will only be used for one restroom. Site will not be inhabited most of day and not at all at night or weekends

2. How many acres will be cleared? NONE
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) _____

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ___ No If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature 
Print Applicant's Name Ronald N Ramirez
Date signed 6-23-15

COCHISE COUNTY
JUN 26 2015
PLANNING

(520)384-9175

WILLIAMS, AZ COUNTY

fax (520)384-0915

relectric@powerc.net

ROC#K-11 243863

Dear Friends and Neighbors,

REQUEST TO MOVE R&R ELECTRIC LLC

I am writing to inform you that now that I have taken over ownership of R&R Electric, I would like to move the business to my property. It is currently at 4410 N. Ft. Grant Rd. and I want to move it to 4520 N. Ft. Grant Rd., which is right behind its current location.

I am planning to purchase a mobile office and place it on my land just north of my current shop. I am hoping to get your blessing and approval as we continue our business in this area. If you have any objections you will need to contact the Bisbee Cochise County planning and zoning office.

If you have any questions for me please feel free to call me at 520-507-3600.

Thank you



66 A

Cochise County Community Development

Dear: Jim Henry/Jesse Drake

The modular building that I have will be used as an office space as well as office storage for files and materials. There will be no public retail sales, no sales floor or display area other than bulletin boards for required government posters. There will be no sign or any outdoor lighting on the building.

Thank you

A handwritten signature in black ink, appearing to read "Ronald Ramirez", with a stylized flourish at the end.

6/29/30

Ronald Ramirez

Henry, Jim

From: RR Electric [rrelectric@powerc.net]
Sent: Friday, July 24, 2015 12:55 PM
To: Henry, Jim

Jim.

This is Ronnie Ramirez.

To answer your email about the driveway; the width of the driveway is about 14 feet. The material is of crushed marble from cross spear marble. It is extremely hard packed with a slight crown in the middle for water shed. I am going to leave as is. I will do NO paving. Any parking area will be of gravel as eventually there will be a covered metal structure for vehicles as time and money allow.

I guess I need a modification to this requirement? I don't know. There will be no public traffic on this driveway as this is mainly my primary residence entrance.

You may use this email if you wish, it has a printer more readily available.

Thank you for your help.

Ronnie

520-507-3600

7-30-15

Cochise County Community Development

To whom it may concern:

I would like to request a modification to the set back requirements of this manufactured building on property 202-12-005F.

Building is currently set up 20 feet from property line. All adjoining land, with exception of my primary residence is vacant.

Thank you for your consideration.

Ronald N Ramirez



520-507-3600



**Cochise County
Community Development
Highway and Floodplain Division**

Public Programs...Personal Service
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INTEROFFICE MEMO

Date: July 6, 2015
To: Jim Henry, Planner
From: Pam Hudgins, Right-of-Way Agent II
Subject: Special Use Permit For Ramirez (SU-15-12)

Background: Ronald Ramirez is requesting a Special Use Permit for Assessor Parcel Number 202-12-005D to approve the conversion of a modular building to a commercial electrical business on a R-36, Residential zoned property. The proposed use is considered contract construction services and requires a Special Use Permit per Section 707.18 of the Zoning Regulations. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for the subject parcel is from Fort Grant Road, North of Old Steward Road. The subject parcel is approximately 5 miles North West of I-10 at Wilcox, AZ. Fort Grant Road serves as the Westerly boundary of the subject parcel.
- Adjoining the subject parcel, Fort Grant Road is a county maintained road (#346).
- Fort Grant Road was established per Board of Supervisors minute book 23 page 335 dated June 7, 1965 at a declared width of 60 feet.
- Fort Grant Road is dedicated to the public at a width of 70 feet per Docket 907 page 344.

Recommendation:

- No need for right-of-way dedication is required for Fort Grant Road at this time.

Highway and Floodplain
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Bisbee, Arizona 85603
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520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
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**Cochise County
Community Development**

Highway and Floodplain Division

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MEMORANDUM

Date: July 21, 2015
To: Jim Henry, Planning Intern
From: Karen L. Lamberton, AICP, County Transportation Planner
Subject: Ramirez Contract Construction-Electrical Services/SU-15-12/Parcel #202-12-005D

This applicant has submitted an application to re-locate an existing Electrical Services business to an adjacent property, zoned R-36/Residential Use. Contract Construction Services is an allowed use in this zone with a Special Use Authorization.

We have no objection to issuing the requested Special Use Authorization with the following conditions and advisory notes to the applicant:

1. The applicant is required to obtain a Right-of-Way/Encroachment Permit for a commercial access driveway prior to, or concurrently with, their Commercial Permit application.
2. The access driveway should be constructed to meet commercial design standards, or as modified in coordination with the Highway Dept, within a year of obtaining an approved ROW permit.
3. The applicant will need to provide a hard-surfaced access driveway and parking areas unless Zoning Requirements are modified by the Planning and Zoning Commission.
4. A revised site plan will be needed at the Commercial Permit stage showing additional details, not needed at the conceptual Special Use Authorization phase.
5. No off-site improvements are required at this time.

Background

Since 1997, a family owned Electrical Services business (R & R Electric LLC) has operated out of the owner's home as an on-call electrical contractor. The owner would like to retire and his son plans to take over the business and re-locate to a formal commercial office space on an adjacent parcel, serviced by the same access driveway that is in use now, and with the same equipment (2 trucks) in operation now. Three parcels are part of this site plan: two of them belong to the residential units of the business owners/employees and one, currently vacant, is the proposed location of the business office.

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Traffic Analysis

Access is taken off of Fort Grant Rd. This is a federal functionally classified rural major collector roadway, county-maintained, with a 28 foot cross-section and an Asphalt Concrete surface. Average daily traffic on this segment of Fort Grant Rd. is 2,140 vehicle trips per day (2013 traffic counts). Virtually all vehicle trips from the site would be traveling southbound into the greater Willcox area.

Small repair shop trip generation models typically over estimate small, family owned, repair services in rural areas. This use is more appropriately treated as a combination of a commercial office for off-site services and general light industrial use with ranges, based on proposed square footage of commercial office space, between 20 and 88 vehicle trips per day. The lower range is more likely as the number of employees (3) suggests an average trip generation of 9.06 per day. The commercial aspects of this site results in a slight increase in turning movements in and out of the parcel; however, most of these would likely be occurring during off-peak hours and would not be clustered during any specific time of the day.

This proposal is unique in that the primary employees/owners live on or adjacent to the proposed business location. As a result, the combined site has what we call an "internal capture rate" of employees traveling within the site and not using the county-maintained roadway network to travel to and from their work site. The residential driveway now serves two residential units, with a typical trip generation rate of 19.14 for both these homes. This is off-set by the internal capture rate of 3.02 trips/employee: a reduction to 13.10 trips for the residential uses also using the access driveway.

If all three parcels were producing the high end of a residential use (22 vehicle trips per day) the combined site, as residential uses only, would be generating an estimated 66 trips per day. The combined use of residential and this family-owned commercial use is likely to be within or lower than this range, likely within the range of 33 to 44 vehicle trips per day. This proposed business use would likely have minimal impact on the traffic in this area or on trip circulation.

Driveway Access

The applicant does not have a permitted residential driveway on file (residential permit may have predated requirements for Right-of-Way/Encroachment Permits for the driveways). A commercial apron would now be required at the commercial permitting stage and the applicant will be required to coordinate with the Highway Dept. to obtain a Right-of-Way/Encroachment Permit and appropriate design standards for a commercial apron.

Commercial uses require that the driveway apron match the surfacing of the adjacent county-maintained roadway; a variance from that requirement may only be granted by the County Engineer upon a written request and justification for meeting a different or lower standard. Should some or all of the commercial standards be given a variance by the County Engineer, the applicant is requested to submit an informational (no charge) Right-of-Way/Encroachment Permit legitimizing their residential driveway for the Highway Dept. records.

Given the long standing use of this access for the existing on-call contract services, the internal trip capture of the employee/owners residing on the same or adjacent parcels, the relatively low trip generation of this proposed use, and the relatively low traffic volumes

of the county-maintained roadway, a waiver from this requirement could be justified and likely supported by this department should the applicant choose to request it. Alternatively, the Highway Dept. could provide the applicant with up to a year to construct the Commercial Driveway under an approved Right-of-Way/Encroachment Permit so that the applicant can continue to operate the existing business while preparing to fully re-locate and establish a stand-alone facility.

Commercial uses typically require a commercial driveway apron allowing for two-way traffic (minimum 24 feet). Given that this is a re-location of an existing use that concurrently serves a residential use there would be no objection to granting a modification to the driveway width to allow a residential access driveway (minimum 12 feet), if requested by the applicant. It appears that the driveway may be approximately 20 feet in width at this time and the applicant may desire to ask for a modification allowing existing conditions, in regards to the driveway width, to remain.

Typically, commercial uses also require hard surfaced driveways and parking areas. Given the small trip generation anticipated for this use there would be no objection to granting a modification to those standards if the applicant requests to keep the existing gravel and native surfaced driveways and/or parking areas.

Advisory Note for the Applicant

The site plan submitted with the Special Use Authorization application is adequate for a conceptual plan. It will not be adequate at the Commercial Permit stage. The applicant is advised that the site plan submitted with the Commercial Permit request should also include:

- Complete dimensions of the proposed or existing driveway width;
- Distance from driveway edge to both property lines;
- Identify setbacks (minimum of 10 feet required from property line) for the proposed sign;
- Sight distance triangle for the driveway access onto Fort Grant Rd.; and,
- Other site plan details as described in the Commercial Permit packet.

Although these details may not be known at this time, or are not required to analyze the conceptual plan, they will be needed at the Commercial Permit stage. The application may be rejected as deficient if these additional details are not provided at that time.

Although this department would not object to requested modifications that would allow existing driveway conditions (width and surface type) to remain, the applicant is advised to work towards meeting those typical commercial standards in the future, as time and resources allow.

Special Use Docket SU-15-12 (Ramirez)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

there are other ^{BUSINESS} ~~businesses~~ ON FORT GRANT Rd.
ONE MORE 75 ~~OK~~.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): LAWRENCE H. WJHALEN

SIGNATURE(S): *Lawrence H. Wjhalen*

YOUR TAX PARCEL NUMBER: 20212004 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, July 29, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Jim Henry at jhenry@cochise.az.gov that must be received by August 11, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on August 12, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

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Special Use Docket SU-15-12 (Ramirez)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

*Cochise County could use more businesses
in county + in Willcox*

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Jay Douglas Kuhn

SIGNATURE(S): Jay Douglas Kuhn

YOUR TAX PARCEL NUMBER: 202 17 002 M (the eight-digit identification number found on the tax statement from the Assessor's Office)

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